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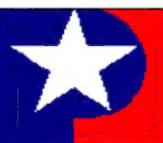
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0013.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
824,200 / 824,200  
824,200 / 824,200  
824,200 / 824,200
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
18		PEABODY RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SHEPHERD MATTHEW	
Owner 2: SHEPHERD SPANG A KIMBERLY	
Owner 3:	

Street 1: 18 PEABODY ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: DURYEA DANIEL -

Owner 2: MACLACHAN ELAINE -

Street 1: 18 PEABODY ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Vinyl Exterior and 1727 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4398		Sq. Ft.	Site		0	90.	1.25	10									496,746						496,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4398.000	324,100	3,400	496,700	824,200		77990
							GIS Ref
							GIS Ref
							Insp Date
							04/28/18

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	324,100	3400	4,398.	496,700	824,200		Year end	12/23/2021
2021	101	FV	314,000	3400	4,398.	496,700	814,100		Year End Roll	12/10/2020
2020	101	FV	314,000	3400	4,398.	496,700	814,100		Year End Roll	12/18/2019
2019	101	FV	246,900	3400	4,398.	524,300	774,600		Year End Roll	1/3/2019
2018	101	FV	246,900	3400	4,398.	386,400	636,700		Year End Roll	12/20/2017
2017	101	FV	246,900	3400	4,398.	369,800	620,100		Year End Roll	1/3/2017
2016	101	FV	246,900	3400	4,398.	342,200	592,500		Year End	1/4/2016
2015	101	FV	240,700	3400	4,398.	287,000	531,100		Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DURYEA DANIEL	52161-92		1/30/2009		510,000	No	No		
	16084-165		4/1/1985		156,500	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/28/2018		MEAS&NOTICE							HS	Hanne S													
11/18/2017		MEAS&NOTICE							HS	Hanne S													
11/19/2008		Meas/Inspect							163	PATRIOT													
12/6/1999		Inspected							267	PATRIOT													
11/17/1999		Mailer Sent																					
10/28/1999		Measured							266	PATRIOT													
7/23/1992									KT														

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

